

CHAPTER 22.98 - LAS PILITAS PLANNING AREA

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22.98.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Las Pilitas planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.98.020 - Combining Designations - Sensitive Resource Area (SRA)

Off-road vehicles are prohibited within the SRA (Sensitive Resource Area) combining designation applied to the Santa Margarita Lake watershed because the lake is a domestic water terminal reservoir.

22.98.030 - Rural Area Standards

The following standards apply within in the Las Pilitas planning area outside of urban and village reserve lines, in the land use categories or specific areas listed.

- A. Commercial Retail (CR) - Limitation on use.** Land uses shall be limited to: bars and night clubs, caretaker residences, convenience and liquor stores, gas stations, general retail, grocery stores, restaurants, and vehicle storage, in compliance with the land use permit requirements of Section 22.06.030.
- B. Recreation (REC).** The following standards apply within the REC land use category.
 - 1. Location criteria.** New development proposals for private lands along the Santa Margarita Lake entrance road shall be located below the ridgetop (approximately the 1,600-foot elevation).
 - 2. Sewage disposal.** New developments shall provide for transporting sewage effluent out of the Santa Margarita Lake watershed for disposal.
 - 3. Water supply - Land divisions.** New developments in the Recreation land use category shall be served by common water systems rather than individual wells.

C. Residential Rural (RR). The following standards apply within the RR land use category.

1. **Minimum parcel size.** The minimum size for new parcels in the Residential Rural land use category is 10 acres, unless a larger parcel size is required by Chapter 22.22.
2. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the RR land use category may be authorized in compliance with the land use permit requirements of that Section except residential care, and outdoor sports and recreation.
3. **Driveways - New land divisions.** New land divisions shall include where possible design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.

D. Rural Lands (RL). The following standards apply within the RL land use category.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the RL land use category may be authorized in compliance with the land use permit requirements of that Section, except off-road vehicle courses and correctional institutions.
2. **Fire safety plan - Land divisions.** Land division applications shall include a fire safety plan prepared in compliance with Chapter 22.50.
3. **Access limitation - BLM lands.** Development of private properties bordering BLM lands shall not provide direct access to the government land.

22.98.040 - Pozo Village Area Standards

The following standards apply within the Pozo village reserve line, in the land use categories or specific areas listed.

- A. Historic (H) combining designation - Pozo Saloon.** Conditional Use Permit approval is required for all uses. Any new or expanded use or structure shall be designed and constructed to enhance the historic character and setting of the Pozo Saloon, as determined by the Commission and documented in the findings for Conditional Use Permit approval.
- B. Commercial Retail (CR).** The following standards apply within the CR land use category.
- 1. Limitation on use.** Land uses shall be limited to bars and night clubs, convenience and liquor stores, single-family dwellings, gas stations, general retail, grocery stores, and restaurants, in compliance with the land use permit requirements of Subsection B.2.
 - 2. Permit requirement.** Conditional Use Permit approval is required for development, or expansion of existing uses.
 - 3. Architectural style.** Proposed commercial uses shall be of an architectural character compatible with the pioneer style of the Pozo Saloon. Any new or expanded use or structure shall be designed and constructed to enhance the historical character and setting of the Pozo Saloon as determined by the Commission and documented in the findings for Conditional Use Permit approval.
- C. Residential Suburban (RS) - Limitation on use.** Land uses within the RS land use category shall be limited to single-family dwellings, and religious facilities, in compliance with the land use permit requirements of Section 22.06.030.

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